

AGENDA

MEETING OF THE MAYOR AND ALDERMEN

NOVEMBER 25, 2003

1. Recommend approval of the minutes of the meeting of November 13, 2003.
- 1.1. Recognition of all employees who helped the City achieve 105.3% of its United Way goal by pledging \$240,683.73 with special thanks to the 355 guideline givers, 65 Beacon Society givers, and the campaign leaders.
2. An appearance by Park and Tree Commission Chairman Bettye Berksteiner, Savannah Tree Foundation President Dale Thorpe, and Park and Tree Director David White to support a resolution to designate Forsyth Park north of Hall Street as the "Forsyth Park Arboretum". (See "RESOLUTIONS".)
3. An appearance by Margaret H. Joyner, Purchasing Director, and others concerning the *Achievement of Excellence in Procurement Award* the Purchasing Department received from the National Purchasing Institute.
- 3.1. Announcement of intention to issue bonds. (See "MISCELLANEOUS".)

ALCOHOLIC BEVERAGE LICENSE HEARINGS

4. Jose O. Ortiz t/a Pepino's Mexican Restaurant and Steakhouse, requesting a liquor, beer and wine (drink w/Sunday) sales license at 7804 Abercorn Street, Unit 148, which had a 2002 liquor, beer and wine (drink w/Sunday) sales license and is located between Mall Boulevard and White Bluff Road in District 4. Recommend approval.
5. Angeline Rhoe t/a Tri-Plex Mini Mart, requesting a beer and wine (package) license at 1602 Waters Avenue, which is a new location between 32nd and 33rd Streets in District 2. Recommend denial. The RB-1 (Residential-Business) zoning classification does not permit alcoholic beverage sales.
6. John Donald Wilson, III t/a Elysium, requesting a beer and wine (drink) license at 230 Bull Street, which is a new location between McDonough and Perry Streets in District 1. Recommend approval.

PUBLIC HEARINGS

7. Budget Hearing. A hearing to present information and receive comments concerning the proposed 2004 Service Program and Budget for the City of Savannah.

ZONING HEARINGS

8. Metropolitan Planning Commission (Z-031001-58676-2), recommending a text amendment to Section 8-3029, *Cuyler-Brownsville Planned Neighborhood Conservation (P-N-C) District*, to provide clarification, improve the review process, and expand opportunities for affordable rehabilitation and development. The text amendment will streamline the design review process, revise the demolition and protective maintenance policies, and provide design guidelines and standards for high-quality, architecturally compatible, infill housing and renovations that will benefit the neighborhood and its residents. (See attached memo.) Recommend approval.
9. Metropolitan Planning Commission (Z-031001-58924-2), recommending a map amendment to extend the Cuyler-Brownsville Planned Neighborhood Conservation (P-N-C) district to include Phases II and III of the Cuyler-Brownville neighborhood. The proposed P-N-C overlay district will assist in the redevelopment of Cuyler-Brownville while preserving its historical and architectural character through a visual compatibility review of new construction and alteration and additions to contributing buildings. The underlying zoning will remain unchanged at this time. (See attached memo.) Recommend approval.
10. Metropolitan Planning Commission (Z-031014-38777-2), recommending to amend Section 8-3025 (d) to create development standards in the B-G-2 (General Business-Transition) zoning classification. The standards are needed to guide development. They include a 6,000-square foot minimum lot size, a 60-foot minimum lot width, a parking area setback determined by the front yard setback, a 10-foot side yard setback, a 25-foot rear yard setback, and a 35-foot maximum height adjacent to residential uses and 50-foot adjacent to nonresidential uses. Recommend approval.

11. Janet Boomgaarden, Agent, Ben Collins, Owner Z-030922-41236-2), requesting to rezone 3 East Lathrop Avenue from I-L (Light Industrial) to B-N (Neighborhood Business). The Metropolitan Planning Commission (MPC) recommends denial of B-N and approval of P-B-G-2 (Planned General-Business, Transition 2) and a Future Land Use Map change from "Single-Family Residential" to "Heavy Commercial". Because the property is close to the intersection of Bay Street and Lathrop Avenue and is within a light industrial/residential area, a B-G-2 classification would protect this mixed use area and allow compatible businesses and industrial-like activities. Any redevelopment of the property would require site plan review by MPC due to its location on a collector roadway. A planned ("P") designation would emphasize the site plan requirement. Recommend approval of the MPC recommendation.
12. Michael and Christina Godbee, Owners (Z-030717-62507-2), requesting to rezone 8115 and 8117 Waters Avenue from R-6 (One-Family Residential) to PUD-IS-B (Planned Unit Development-Institutional) with a General Plan. MPC recommends approval of the rezoning and Future Land Use Map change from "Single Family Residential" to "Retail/Office/Commercial" subject to Section 8-3031 (D)(1) (a), *Master Plan and General Development Plan*. Approval of the rezoning and a General Plan under Section 8-3031 (D)(1) (a) will protect residential properties consistent with the Grove Park Study. Recommend approval of the MPC recommendation.

PETITIONS

- 12.1. Charlie Barrow, Attorney for Chatham County – Petition #9651, requesting for an oil/water separator catch basin, a back flow preventor, curbing and a portion of the paved parking area to remain as encroachments within the right-of-way acquired for intersection improvements at Skidaway Road and Eisenhower Drive; and that the City pay to remove the encroachments should the City ever require their removal. A gas station installed these structures before Chatham County filed a condemnation action. The City is being asked to allow the structures, along with a portion of the paved parking area, to remain on the right-of-way behind the curb. Recommend advising the County and the owner of the structures that the backflow prevention device must be protected and that no paving, driveway, or other structure shall be placed around or near the device which will prevent operation and maintenance of the system; the operation and maintenance of the encroachments is the responsibility of the owner; and the encroachments grant no ownership rights to the right-of-way and, if required by the City, must be removed at the owner's expense. (See attached photo.)

- 12.2. John M. Hunt and Lillian H. Roberts – Petition #9693, requesting to transfer Bonaventure Cemetery, Greenwich Addition, Section 11, Block O, Lot 31, Spaces 3-6, from Mamie H. Hunt (deceased mother) to John M. Hunt and Lillian H. Roberts (heirs). Recommend approval. Records on file in the Office of the Clerk of Council, Bonaventure Cemetery, Greenwich Addition, Book of Titles A, Folio 344, show this lot in the name of Mamie H. Hunt. There is no reason transfer should not be made as requested by her heirs.
- 12.3. Robert B. and Helen R. Means – Petition #9694, requesting to transfer Bonaventure Cemetery, Greenwich Addition, Section 1, Block C, Lot 35, Spaces 1 and 2 from Robert B. and Helen R. Means to Herbert D. and Mary D. Sullivan. Recommend approval. Records on file in the Office of the Clerk of Council, Bonaventure Cemetery, Greenwich Addition, Book of Titles E, Folio 233, show this lot in the name of Robert B. and Helen R. Means. There is no reason transfer should not be made as requested by the lot owners.
- 12.4. George Mosse Norton, III – Petition #9695, requesting to transfer Bonaventure Cemetery, Section H, Lot 25, Spaces 18, 19, 20 and 21, from Dr. Robert Godfrey Norton (deceased great grandfather) to George Mosse Norton, III (great grandson). Recommend approval. Records on file at Bonaventure Cemetery show this lot in the name of Dr. Robert G. Norton. There is no reason transfer should not be made as requested by his heir.

ORDINANCES

First Readings

13. Budget Ordinance. An ordinance to adopt the 2004 Service Program and Budget proposed by the City Manager with certain changes. Recommend approval.
14. Revenue Ordinance. An ordinance to raise revenue for the City of Savannah the same as was adopted and amended for 2003 with certain changes. Recommend approval.
15. Regulatory Ordinances. Ordinances to amend the *Subdivision Regulations* regarding subdivision and site plan review to more clearly define the role of the City Engineer, remove outdated language, and change rules regarding surety bonds so that utility warranties are used instead; to amend the *Red Light Camera Enforcement Ordinance* to make the appeals process clearer and to allow more discretion to the administrative judge; to adopt the *International Property Maintenance Code*; and to amend the *Wrecker Services Ordinance* to reflect recent changes in State Law that allow cities to require each wrecker service doing private property towing to purchase an annual permit conditioned on compliance with applicable State Law and City ordinances. Recommend approval.

Second Readings

16. Zoning of Land to be Annexed to the City Located on Dean Forest Road. An ordinance to amend the zoning map of the City to establish zoning for 39.43 acres of land to be annexed to the City as R-A (Residential-Agriculture), which is identical to the R-A zoning classification assigned by the County to this tract. Recommend approval.

First and Second Readings

17. River Street Delivery Truck Traffic. An ordinance to amend Sec. 7-1032(d), *River Street Ramps*, to require all delivery vehicles to enter River Street from the Martin Luther King Ramp; to prohibit trucks larger than a single axle trailer from entering Barnard, Lincoln or Abercorn ramps and to require such trucks to exit on East Broad Street; to require trucks with a single axle trailer or smaller performing deliveries along Factors Walk to only travel south on the ramps and to use the designated freight zone areas; to require trucks to pull into the designated freight zone areas; to make it unlawful for trucks to back into Factors Walk or any other areas for delivery of merchandise; to require trucks making deliveries off of Lincoln Ramp to turn right from River Street, travel south on Lincoln Ramp, turn left onto Factors Walk, and make all deliveries from Factors Walk; and to prohibit trucks from turning around, backing down, or traveling north on a ramp or exiting on General McIntosh. (See attached memo.) Recommend approval.
18. Special Use (Z-030811-33958-2). An ordinance to allow a veterinary clinic with conditions as a special use at 203 Stephenson Avenue. Recommend approval.

RESOLUTIONS

19. Quit Claim Deed – Land Bank Authority. A resolution to authorize granting a Quit Claim Deed to the Chatham County/City of Savannah Land Bank Authority for Lots 66, 67 and the west 20 feet Lot 68, Block F, Glatigny Ward, which is also known as 000 E. 37th Street (P.I.N. 2-0064-30-021). Recommend approval. On October 30, 2003, Council approved quit claiming the Marshal's Deed interest in this vacant lot between 716 and 726 E. 37th Street. The Land Bank Authority plans to clear the title and accept proposals for developing affordable housing on the property.

20. Forsyth Park Arboretum. A resolution to designate the portion of Forsyth Park north of Hall Street as the Forsyth Park Arboretum for the purpose of promoting knowledge and appreciation of trees and other woody plants native to the Georgia coastal plain, as well as those historically adapted to the area. Recommend approval. The Park and Tree Commission has worked for some time to establish the northern part of Forsyth Park as an arboretum for the educational benefit and enjoyment of City residents and visitors. This would mainly involve using donated funds to provide identification markers for various trees and plants, and to develop educational material. The arboretum designation would not change the name of Forsyth Park or its use.
21. Contract with the Downtown Savannah Authority. A resolution to authorize a contract with the Downtown Savannah Authority to secure bonds to be issued by the Authority to assist the City in the financing of the Liberty Street parking garage. Under the terms of the contract, the City agrees it will make payments to the Authority sufficient to pay principal and interest on the bonds when due. Debt service for the bonds will be provided by fee revenue of the Parking Services Fund.

The City has accumulated funds from the operation of the Parking Services Fund which have been earmarked for this project, leaving \$5,890,000 to be provided by the new bond issue. In addition to this new money requirement, it is also recommended that the Authority refinance its Series 1995 bonds. Refinancing this series is recommended because interest rates have come down to a point where net present value savings will exceed \$700,000. This amount is 6.0% of the principal amount refunded which is above the generally accepted minimum savings threshold for a refunding transaction of 3%.

To assure lowest possible borrowing cost for the City, it is recommended that the bond issue be sold by competitive bid. Bids for the sale of the Bonds will be received by the Authority on December 8, 2003. Recommend approval.

MISCELLANEOUS

22. Downtown Savannah Authority's Intention to Issue Bonds. Previously the City requested the assistance of the Downtown Savannah Authority in the financing of the Liberty Street Parking Garage by the issuance of bonds. At the June 13 and July 11, 2002 Council meetings, the Mayor and Aldermen gave express approval for the Authority to issue bonds on behalf of the City for the partial financing of the parking garage. Now that a construction contract has been awarded, the Authority has scheduled the competitive sale of its bonds in December. The Authority plans to also include funds in the 2003 issue for the refinancing of its Series 1995 bonds at lower interest rates. The refinancing has a projected net present value savings of \$765,000. This agenda item is for information only to comply with the requirement that the intention to issue bonds by the Authority be announced at least seven days prior to bond issuance.
- 22.1. Final Plat. Recommend approval of the final plat for The Highlands at Godley Station, a major subdivision of a 1,967.978 acre portion of International Paper Realty Corporation's Godley #2 Tract. Recommend approval.

TRAFFIC ENGINEERING REPORTS

23. Truck Traffic – Mildred Street South of I-516. Hunter Army Airfield has requested that through traffic on Mildred Street be prohibited to deter motorists from making right turns on Montgomery Street and damaging the base gate.

Mildred Street is a narrow gravel road located west of Montgomery Street. It connects I-516 and Montgomery Street and is used to access a trailer park and the military base. Vehicular traffic including school buses and trucks use this road as a shortcut to avoid the intersection of DeRenne Avenue and Montgomery Street. Due to the narrow road width and lack of maneuvering space between the intersection of Montgomery Street and the base gate, buses and trucks cannot safely perform a right turn to access Montgomery Street from Mildred Street. There have been two incidents in which the gate was damaged. In order to correct this problem, truck and bus traffic on Mildred Street between I-516 and Montgomery Street should be prohibited.

Recommend that truck and bus traffic be prohibited on Mildred Street between I-516 and Montgomery Street. (See attached map.) Recommend approval.

- 23.1.** Parking Meter Installation – Around “Gardens on Jones” Condominiums. The residents of “*Gardens on Jones*” condominiums have submitted a petition requesting the installation of parking meters on the north side of Jones and on the south side of Charlton, between Montgomery and Jefferson, and on the west side of Montgomery between Jones and Charlton.

Parking on the south side of Jones Street and on the north side of Charlton Street between Montgomery and Jefferson Streets is parallel and metered with two-hour and five-hour parking meters respectively. Parking on the opposite sides of these streets adjacent to the condominiums is parallel and unmetered. Parking on the west side of Montgomery Street is prohibited and on the east side is parallel and unmetered. Parking on the east side of Jefferson Street is restricted due to the narrow road width and is parallel and metered with three-hour parking meters on the west side. The parking occupancy on Charlton, Jones and Montgomery Streets, on the sides adjacent to the condominiums, is approximately 95% with very low turnover. The high parking occupancy and low turnover creates parking problems for the residents. Installing parking meters will increase the turnover of the parking spaces and allow area residents to park near their residences during the day.

There are 36 condominiums in this complex. The petition was signed by 30 home owners (83.3 %). Based on the findings, parking meters should be installed on the north side of Jones Street and on south side of Charlton Street between Montgomery and Jefferson Streets and, also on the east side of Montgomery Street between Jones and Charlton Streets. The Parking Services Department recommends the installation of 2-hour parking meters.

Recommend that two-hour parking meters be installed on the north side of Jones Street between Montgomery Street and Jefferson Street, on the south side of Charlton Street between Montgomery Street and Jefferson Street and on the east side of Montgomery Street between Jones and Charlton Streets. (See attached map.) Recommend approval.

- 23.2.** Parking Prohibition – Quail Hollow Drive At The Curve North Of Peachtree Drive. An area resident has submitted a request for parking removal on both sides of Quail Hollow Drive at the curve area north of Peachtree Drive.

Quail Hollow Drive is located in Quail Forest Subdivision west of Middleground Road. This is a two-way residential street approximately 24 feet wide. Due to the narrow road conditions, on-street parking in the curve area reduces the street to one-lane of traffic and causes a traffic hazard as well as unsafe conditions for pedestrians. Parking in the curve area is especially heavy on Saturdays. In order to accommodate traffic flow in a safe and efficient manner and improve pedestrian safety, parking on both sides of the curve area should be prohibited. The parking removal would affect four households on the north side and one resident on the south side of the street.

The Traffic Engineering Department sent six letters to the affected residents requesting their input. Two residents welcomed the parking removal and two residents opposed it. However, one of the property owners which objected would not be affected by the restriction after further review and consideration.

Recommend that parking on Quail Hollow Drive be prohibited on both sides of the curve starting approximately 145 feet north of Peachtree Drive and extending for 180 feet through the curve section. The area residents were notified of the recommendation. (See attached map.) Recommend approval.

BIDS, CONTRACTS AND AGREEMENTS

24. ConEd/West Broad YMCA Renovation for Workforce Readiness Training. The complete renovation of the historic Old West Broad Street YMCA building has been an important goal of the Martin Luther King, Jr. (MLK) Boulevard revitalization initiative. Funding in the amount of \$500,000 was approved in the most recent slate of Special Purpose Local Option Sales Tax projects. The ConEd, Inc. board has requested that the City advance these funds so that the renovation of the building can be completed.

The City, Savannah Tech, Workforce Investment Board and Department of Labor are offering the Workforce Readiness Academy to residents in their neighborhoods. The program assesses math, grammar, and literacy skills and provides training to improve those skills. The ConEd building, strategically located on the MLK Corridor, can accommodate 20 to 30 people for classroom instruction, basic technical skills training, and advanced job specific training such as Certified Manufacturing Specialist.

Recommend entering into an intergovernmental agreement with Chatham County for the City to receive the \$500,000 in SPLOST funds. Recommend also entering into a contract with ConEd, Inc. that would provide for ConEd to draw down funds from the City based on work done to the City's specifications. ConEd would provide renovated space in the building for the next five years for community based training initiatives at a reduced cost reflective of the capital value of the improvements. Recommend approval.

25. Amended Utilities Relocation Agreement - Georgia Institute of Technology Research Center. Recommend approval of an amendment in the amount of \$134,000.00 to the City/County Utilities Relocation Agreement for the Georgia Institute of Technology Research Center at Crossroads Business Park.

The amendment provides for the City to pay the cost of constructing a portion of the new sidewalks (\$105,900.00), erosion control (\$7,580.00), silt fences (\$11,850.00), and grass (\$8,670.00) pertaining to the water and sewer installation. Funds are available in the Capital Improvement Program account for this project due the water and sewer bids being under budget. Recommend approval.

26. License Agreement with Central of Georgia Railroad Company. Recommend approval of a license agreement with Central Georgia Railroad Company in order to cross railroad right-of-way with a new 48-inch water transmission main.

The 48-inch water main will replace a 42-inch water main from the Industrial and Domestic (I & D) Water Treatment Plant. The new main will be constructed within new easements mostly on property owned by the Georgia Ports Authority. The license is needed to cross railroad right-of-way.

The one time license fee and an insurance fee will cost \$13,000.00. Funds are available in the Capital Improvement Program (CIP) account for this project. Recommend approval.

27. Chatham Parkway at Police Memorial Drive - Project Agreement. Traffic volumes along Chatham Parkway have increased to the point that a deceleration lane is required at the intersection of Chatham Parkway and Police Memorial Drive.

The estimated cost of the improvement is \$130,000.00. The Georgia Department of Transportation (DOT) is providing \$87,158.43 and the Savannah Morning News will pay the remaining \$ 42,841.57. The Traffic Engineering Department will manage the construction.

Recommend authorization for the City Manager to execute a project agreement in the amount of \$87,158.43 with DOT. Recommend approval.

28. Portable Toilet Rental – Annual Contract Renewal – Bid No. 03.336. Recommend renewing an annual contract to procure portable toilet rental from Waste Management in the amount of \$19,440.00. The rental service will be used to provide restroom facilities in locations where permanent facilities are not available. This is a joint bid with Chatham County.

Although only one bid was received, pricing was solicited from all local vendors. The vendor has offered to renew for an additional year at the same terms and conditions.

Bids were originally received August 14, 2002. This bid was advertised opened and reviewed. Delivery: As Required. Terms: Net-30 Days. The bidder was:

L.B. Waste Management	\$	19,440.00
-----------------------	----	-----------

Funds are available in the 2003 Budget, Account No. Various. A Pre-Bid Conference was not conducted as this is an annual contract renewal. Recommend approval.

29. Repair Clamps and Sleeves – Annual Contract – Bid No. 03.295. Recommend awarding an annual contract to procure repair clamps and sleeves from National Waterworks in the amount of \$15,404.49. The clamps and sleeves are needed for repairs to the water distribution system.

The reason for not selecting the low bidder is that the units proposed by Ferguson did not meet performance specifications related to fit tolerances and adjustment capabilities.

Bids were received October 28, 2003. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidders were:

L.B. National Waterworks	\$	15,404.49
+ Ferguson	\$	10,737.19

Funds are available in the 2003 Budget, Account No. 2503-51340. A Pre-Bid Conference was conducted and no vendors attended. (+Indicates low bidder did not meet specifications.) Recommend approval.

30. Sewer Rodder Hose – Annual Contract Renewal – Bid No. 03.340. Recommend renewing an annual contract to procure sewer rodder hose from Sewer Equipment of America in the amount of \$12,000.00. The hose is needed to replace worn hose on the City's sewer cleaning trucks.

Bids were received originally October 29, 2002. This bid has been advertised, opened and reviewed. Delivery: 5 Days. Terms: Net-30 Days. The bidders were:

L.B. Sewer Equipment	\$	12,000.00
Atlanta Rubber	\$	12,600.00
Samson Industrial	\$	14,940.00

Funds are available in the 2003 Budget, Account No. 2551-51320. A Pre-Bid Conference was not conducted as this is an annual contract renewal. Recommend approval.

31. Electrical Back Up Generators – One Time Purchase – Bid No. 03.294. Recommend approval to procure seven backup generators from Cummins South, Inc. in the amount of \$128,938.00. The generators are needed to provide electrical power to the wastewater pumping stations in case of power failures.

Bids were received October 28, 2003. This bid has been advertised, opened and reviewed. Delivery: 50 Days. Terms: Net-30 Days. The bidders were:

L.B.	Cummins South	\$	128,938.00
	Yancey Power Systems	\$	186,104.00

Funds are available in the 2003 Budget, Account No. SW616. A Pre-Bid Conference was conducted and three vendors attended. Recommend approval.

32. Neighborhood Electric Vehicles – One Time Purchase – Bid No. 03.315. Recommend approval to procure two electric vehicles from Bob Maddox Chrysler in the amount of \$15,108.00. These vehicles will be used by the Police Department to move officers and equipment during special events.

Bids were received November 11, 2003. This bid has been advertised, opened and reviewed. Delivery: 45 Days. Terms: Net-30 Days. The bidders were:

L.B.	Bob Maddox Chrysler	\$	15,108.00
	Hayes Chrysler Dodge	\$	16,448.00
	Addy's Harbor Dodge	\$	16,978.00

Funds are available in the 2003 Budget, Account No. 212-3113-51520-GR111. A Pre-Bid Conference was not conducted. Recommend approval.

33. Sewer Meter Calibration – Annual Contract – Bid No. 03.290. Recommend awarding an annual contract to procure sewer meter calibration from Instrumentation Services, Inc. in the amount of \$29,055.00. The calibration services are needed to maintain sewer meters.

Bids were received October 28, 2003. This bid has been advertised, opened and reviewed. Delivery: 1 Day. Terms: Net-30 Days. The bidders were:

L.B.	Instrumentation Services	\$	29,055.00
	** MEPCO	\$	35,600.00

Funds are available in the 2003 Budget, Account No. 2553/2554-51295. A Pre-Bid Conference was conducted and no vendors attended. (**Indicates woman-owned business.) Recommend approval.

34. Delesseps Avenue Curve Reconstruction – Change Order. APAC-Southeast, Inc. has requested a change order in the amount of \$28,077.00 for off-road drainage structures the Stormwater Department requested to prevent localized flooding on the north side of Delesseps Avenue. The change order adds 192 feet of 18” reinforced concrete pipe with three inlet boxes while crossing several utilities in a tight location. Funds are available. Recommend approval.
35. Water and Sewer Agreement – Dutchtown Professional Center. American Commercial Developers, Inc. has requested a water and sewer agreement for Dutchtown Professional Center. The water and sewer systems have adequate capacity to serve this 3-equivalent residential unit development at 11903 Apache Avenue. The agreement is consistent with policy directives given by the Mayor and Aldermen and has been reviewed and approved by the City Attorney for legal format. Recommend approval.
36. Water and Sewer Agreement – Patton Road Extension. Stewart Dockey Development, LLC, Charles L. Stewart, III, Managing Partner has requested a water and sewer agreement for Patton Road Extension, a 17-acre industrial site. The water and sewer systems have adequate capacity to serve this 36-equivalent residential unit development on Patton Road. The agreement is consistent with policy directives given by the Mayor and Aldermen and has been reviewed and approved by the City Attorney for legal format. Recommend approval.

ALCOHOLIC BEVERAGES LICENSE HEARINGS (Cont.)

37. (912) The Nine One Deuce. A hearing for Sandra Early to show cause why her application for a liquor, beer and wine (drink) license at 641 Indian Street, which had a 2003 liquor, beer and wine (drink) license and is located between Fahm and Warner Streets in District 1, should not be denied because the application is unclear with reference to the ownership and management of the business and the relationship or position of a person who appears to have some management responsibility but is not listed on the application. (Continued from November 13, 2003.)

City of Savannah
Summary of Solicitations and Responses
For November 25, 2003 Agenda

<u>Bid Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>Minority Vendor Available</u>	<u>Total Sent</u>	<u>Sent to Minority</u>	<u>Total Received</u>	<u>Received From Minority</u>	<u>Est. Award Value</u>	<u>Est. Min. Award</u>	<u>Low Bid Vendor Type</u>	<u>M/WBE Sub</u>	<u>Vendor Type</u>
B03.336	X	Portable Toilet Rental	Yes	No	11	0	1	0	\$ 19,440.00	0	D	0	0
B03.295	X	Repair Clamps and Sleeves	Yes	Yes	25	4	2	0	\$ 15,404.49	0	D	0	0
B03.340	X	Sewer Rodder Hose	Yes	Yes	14	2	3	0	\$ 12,000.00	0	D	0	0
B03.294		Electrical Back Up Generators	Yes	Yes	24	2	2	0	\$128,938.00	0	B	0	0
B03.315		Neighborhood Electric Vehicles	Yes	No	33	2	3	0	\$ 15,108.00	0	B	0	0
B03.290	X	Sewer Meter Calibration	Yes	Yes	13	2	2	1	\$ 29,055.00	0	D	0	0

VENDOR(S)*

- A. Local Minority
- B. Local Non-Minority
- C. Non-Local Minority
- D. Non-Local Non-Minority
- E. Woman Owned
- F. Non-Local Female



MEMORANDUM

City Manager's Office
City of Savannah

TO: Mayor & Aldermen

FROM: Michael B. Brown, City Manager *Michael*

SUBJECT: Text and Map Amendment to the Zoning Ordinance Cuyler-Brownsville Planned Neighborhood Conservation (PNC) District

DATE: November 18, 2003

To compliment the Cuyler-Brownsville Urban Redevelopment Plan, the Cuyler-Brownsville PNC District was adopted by City Council in 1997. The Cuyler-Brownsville Redevelopment Plan and corresponding PNC District currently includes the area bordered by West Anderson Street to the north, West 34th Street to the south, Burroughs Street to the east, and Ogeechee Road to the west. After consulting with neighborhood residents and property owners, the City of Savannah proposes a text and map amendment to the current zoning ordinance clarifying design standards, streamlining the review process and extending the PNC District to encompass the entire neighborhood. The amended borders will be West Anderson Street on the north, West Victory Drive on the south, Martin Luther King, Jr. Blvd. on the east, and Ogeechee Road and Kollock Street on the west.

The Cuyler-Brownsville PNC District is intended to ensure quality development and to promote the Cuyler-Brownsville neighborhood's general welfare through conservation, rehabilitation and redevelopment efforts. The PNC District defines specific design guidelines and standards resulting in high-quality development that is compatible with the existing architectural character of the district. Developers and property owners are required to observe the design guidelines and standards when pursuing new construction, exterior street facing alterations and additions to existing construction. The guidelines and standards encourage the use of high-quality materials ensuring low-maintenance, durability and long-term affordability. The guidelines and standards are limited to the exterior of the building.

In September, the City of Savannah and the MPC partnered with the Cuyler-Brownsville Neighborhood Association to host a public information meeting regarding the text and map amendment to the current zoning ordinance. The meeting drew an attendance of near 100 residents, all expressing their support and the great need for the extended PNC District. In response to the recent public notification sent to property owners and residents located within 200 feet of the targeted area, several residents have called to inquire about the City's plans and to express support for the proposed extension of the Cuyler-Brownsville PNC District.

Extending the PNC District as described above will help protect the historic neighborhood and its residents from developers who seek to capitalize, with minimal investment, on the positive changes and improvements that have been spearheaded by the City over the last several years. The PNC District design guidelines and standards will require that developers produce high-quality, architecturally compatible, infill housing and renovations that will benefit the neighborhood and its residents for years to come.

Mayor and Aldermen
November 18, 2003
Page 2

The City offers several home improvement programs that utilize volunteers, grants and 0% interest loans that are available to low-income homeowners interested in improving their properties. These programs enable homeowners to comply with the design guidelines and standards without incurring financial hardship.

On November 4, the MPC approved the text and map amendment to the zoning ordinance.

I recommend that City Council approve the text and map amendment to the zoning ordinance clarifying design standards, streamlining the review process and extending the PNC District to encompass the entire neighborhood. Approval will serve to protect the character and the ongoing investment in the neighborhood while encouraging future investment and high quality development in Cuyler-Brownsville.



Slab-on-grade construction, vinyl siding and no front porch. That's what this developer was building prior to City intervention.



Slab-on-grade construction with vinyl siding, aluminum windows and street facing chain link fence located between two historically compatible infill houses.



Picture windows that replace double-hung windows alter the historic character of the house.



Enclosed front porch.



Concrete block, slab-on-grade construction with street facing chain link fence coupled with barbed wire.



Vinyl siding and aluminum windows with no window casing.

Frequently Asked Questions

Cuyler-Brownsville PNC District Design Guidelines

Do the design guidelines apply to:

- | | | |
|----|---|---|
| 1. | All structures in the neighborhood? | No, only to those that have been identified as historically contributing. |
| 2. | The interior of houses? | No. |
| 3. | The exterior non-street facing elevations of the house? | No |
| 4. | The exterior street-facing elevations of a house? | Yes-if the house is a contributing historic structure. |

Do the design guidelines allow:

- | | | |
|-----|--|--|
| 1. | Replacement Windows? | Yes-Wood, Vinyl & Cellular PVC |
| 2. | Replacement Entrance Doors? | Yes-Wood & Insulated Metal |
| 3. | New Porch Floors, Stairs, Railings? | Yes-Standard Pressure Treated Lumber & PT5/4, Fiberon, Trex Flooring |
| 4. | Vinyl Siding, Shutters, Cornice, Trim? | No-unless the house is non-contributing |
| 5. | Fiberglass/Asphalt Shingle Roofs? | Yes-3-Tab & Architectural |
| 6. | Chainlink Fences? | No-Front Yards
Yes-Back/Side Yards |
| 7. | New Houses Built Slab-On-Grade | No |
| 8. | New Houses Without Front Porches | No |
| 9. | New Houses With Concrete Block Walls | No |
| 10. | New Houses With Low Pitch Roofs | No |

Impact on existing homeowners and the neighborhood:

- | | | |
|----|--|---|
| 1. | Do the design guidelines impact homeowners living in non-contributing structures? | No |
| 2. | Do the design guidelines impact homeowners living in contributing historic structures? | Not unless they plan to make exterior alterations or additions that can be seen from the street |
| 3. | Will the design guidelines cause the cost of making home improvements to increase? | Generally not |
| 4. | If they do, how can these costs be reduced or eliminated? | The Housing Department can provide low-income homeowners with exterior improvement grants and loans that make the improvements very affordable or free. |
| 5. | Do the design guidelines require the use of quality materials that are durable and add value to a home? | Yes |
| 6. | Do homeowners have to pay a design review fee? | No |
| 7. | What will the design guidelines do with regard to the value of houses in Cuyler-Brownsville? | They should cause values to increase and provide homeowners and their heirs with more equity. |
| 8. | Will the design guidelines cause existing property owners to sell or lose their homes involuntarily? | No |
| 9. | Will the design guidelines make it easier or harder for developers and neighborhood outsiders to profit at the expense of homeowners and the neighborhood? | Harder-They will require quality, rather than cheap, development and materials. |


For Information Contact
 Department of Housing
 Bureau of Public Development
 City of Savannah
 10 East Bay Street
 912-651-6926



**Truman Parkway, Phase III
Parcel 20, Sheffield**

MEMORANDUM

TO: Mayor and Aldermen

FROM: Michael Brown, City Manager 

SUBJECT: River Street Delivery Truck Traffic

DATE: November 20, 2003

This memo updates my November 17 memo to propose a change agreed to by the Streets Maintenance and Traffic Engineering Departments. The change will allow trucks with a single axle trailer to pull into the freight zone areas on the ramps instead of having to park on River Street. These trucks would be required to exit onto Bay Street rather than backing into Factors Walk or reentering River Street. In other words, the trucks with single axle trailers would be able to go up those ramps having freight zones but would not be able to go down any ramp. It is the braking action of large trucks going down the ramps that causes the biggest problem with the cobblestones.

River Street is heavily traveled by pedestrians and vehicles, and the street is more narrow than standard two-lane streets, thus special restrictions are needed so as to ensure the safety and enjoyment of all visitors to the street. River Street is one of our prime visitor attractions for both tourists and local residents. Further, River Street is home to more than 70 shops, restaurants, and specialty stores that require the delivery of thousands of goods each week. As a result of this, River Street traffic concerns and the deterioration of the River Street infrastructure require that the City take action to prevent the continuation of these problems. We are now proposing the next steps to increase business, protect pedestrians and preserve this historic asset.

In March of 2002, the City adopted a policy that regulated delivery and tour vehicle traffic and established River Street as a one-way street for 90 days. After the 90 day trial, an ordinance establishing River Street as one-way was adopted on August 22, 2002. The regulation of delivery vehicles remained a policy.

The 2002 delivery truck policy required that trucks vacate River Street by noon and designated areas on the ramps where they could load and unload. Tour vehicles were required to access River Street only via the Lincoln Street ramp and must exit on East Broad Street or General McIntosh. However, the continued use of the ramps has caused continued deterioration and expense of the repairs became a burden to the City.

The regulatory changes made to date have been successful. However, the City is still incurring damage to the ramps largely due to heavy truck traffic. River Street has always been an active trade and mercantile area. But this activity was conducted mostly with manpower and hand tools. Ramps and walls were built to bear loads that people could handle, i.e. no more than a few thousand pounds.

Today tractor trailers routinely transport 60,000 to 80,000 pounds. The ballast stones and walls cannot bear such heavy weights. The Belgian block pavers (the main portion of) River Street were designed to handle heavy loads. The hand set, sand-ballast construction of the ramps must be rebuilt every two to three years at a cost of \$50,000 to \$100,000 per ramp.

Careful work with the merchants and the Waterfront Association demonstrates that the businesses in the River Street/Factors Walk area can be serviced from the main portion of River Street. Heavy duty tractor trailers should be required to travel only on River Street. Ramp traffic should be restricted to autos and light duty trucks.

We are now proposing the following:

1. All delivery vehicles must use designated freight areas and vacate River Street and adjoining ramps by noon.
2. All delivery vehicles must enter River Street from Martin Luther King Blvd.
3. Delivery vehicles with a single axle trailer or smaller may proceed south on the Whitaker Street ramp to deliver to Lower Factors Walk
4. Delivery vehicles with a single axle trailer or smaller may proceed south on the Barnard Street Ramp and the Abercorn Street Ramp and deliver from designated areas but may not reenter River Street from the ramp.
5. Delivery vehicles and tour vehicles are prohibited on the Drayton Street Ramp.
6. Delivery vehicles with a single axle trailer or smaller may proceed south on the Lincoln Street ramp to make deliveries on Lower Factors Walk from designated freight areas or by turning left onto Factors Walk. They may not back into Factors Walk.
7. Vehicles larger than a single axle trailer may not enter Whitaker, Barnard, Abercorn or Lincoln ramps. They must exit on East Broad Street.
8. Tour vehicles may continue to use the Lincoln Street ramp as well as the MLK entrance.

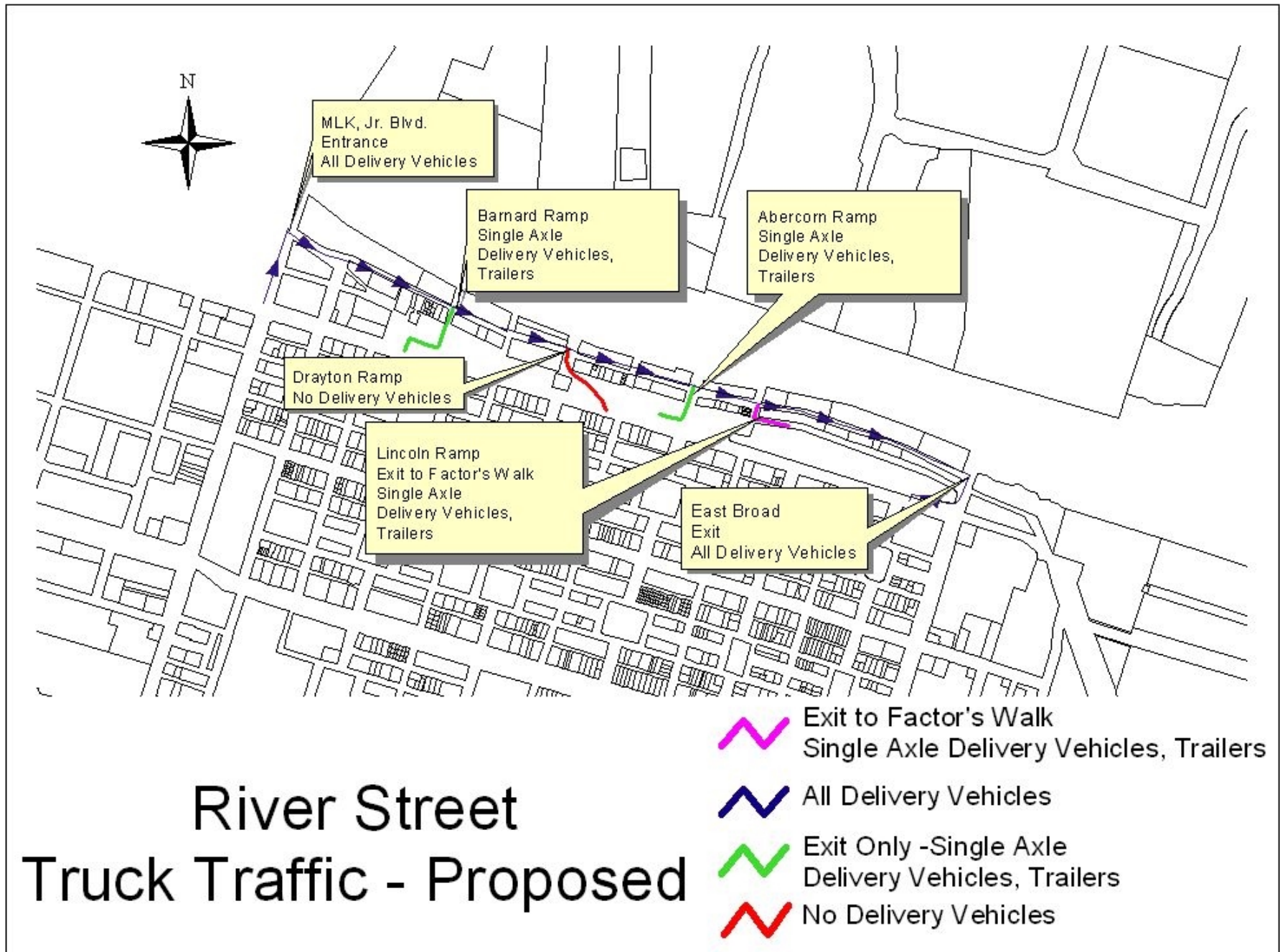
This new policy excludes courier vehicles such as UPS or Federal Express and emergency vehicles. If a merchant or vendor has an emergency (such as broken equipment or an error in ordering) and must take a delivery after noon, they may contact Parking Services for approval.

In exchange for the merchants and vendors agreeing to abide by these regulations, the City has agreed to expedite the repair of the ramps. The proposed changes have been discussed with the River Street merchants and the vendors.

Recommend approval of the amendments to Section 7-1032 d) to require all trucks to enter on MLK, to ban trucks larger than a single-axle trailer from Barnard, Lincoln and Abercorn ramps, to require trucks with a single axle trailer or smaller to proceed south on those ramps only and to require that trucks remaining on River Street exit from East Broad Street.

Sec. 7-1032 amended

d) River Street ramps. All delivery vehicles shall enter River Street from the Martin Luther King Ramp. Trucks larger than a single axle trailer may not enter Barnard, Lincoln or Abercorn ramps and must exit on East Broad Street. Trucks with a single axle trailer or smaller performing deliveries along Factors Walk may only travel South on the ramps and shall use the designated freight zone areas. Trucks are required to pull into such areas. It shall be unlawful for trucks to back into Factors Walk or any other areas for delivery of merchandise. Furthermore, trucks making deliveries off of Lincoln Ramp shall turn right from River Street and travel south on Lincoln Ramp and perform a left turn onto Factors Walk, and all deliveries shall be performed from Factors Walk. No truck may turn around, backdown or travel North on a ramp or exit on General McIntosh.





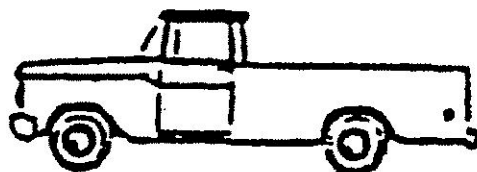




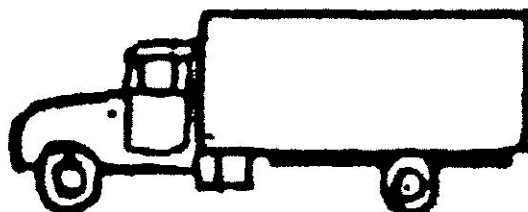
Vehicles allowed on Abercorn, Lincoln and Barnard Ramps



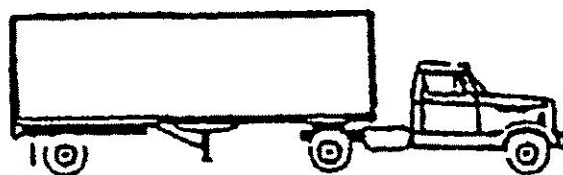
Passenger Car



Pickup

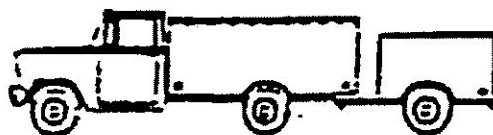


Single axle truck



Truck with single-axle trailer

Vehicles Not Allowed on Ramps



Single axle vehicle with single axle trailer



Tandem axle vehicle and trailer



Tandem axle vehicle and trailer



Tandem axle vehicle

